

March 2, 2016 City Council Minutes

Minutes of the Payson City Council Meeting held at the Payson City Center, 439 West Utah Avenue, Payson, Utah on Wednesday, March 2, at 6:00 p.m.

ROLL CALL: Mayor Rick Moore; Councilmembers: Mike Hardy, Scott Phillips, Doug Welton, Linda Carter and Brian Hulet. City Manager Dave Tuckett, City Attorney Mark Sorenson, and Deputy Recorder Amanda Baker.

PRAYER & PLEDGE OF ALLEGIANCE

Prayer offered by Councilmember Carter and Pledge of Allegiance led by Councilmember Phillips.

CONSENT AGENDA

MOTION by Councilmember Welton to approve the consent agenda consisting of approval of the February 17, 2016 City Council minutes. Motion seconded by Councilmember Carter. Motion carries.

PUBLIC FORUM

Mr. Don Helvey talked about the presentation given by High Line Canal. He was disappointed to hear the representative from High Line him throw staff under the bus and questioned the truthfulness of what he was saying. He believes things didn't happen the way he said it did and expressed his support for staff. He questioned what the advantage would be in having the city turn over the administrative affairs of the pressurized irrigation system. He stated he sees zero advantage and expressed support for those who were talked about during that High Line presentation.

COUNCIL AND STAFF REPORTS

City Engineer Travis Jockumsen updated the Council on the snow report. He reported the precipitation is currently at 97% of normal, the snow equivalent is down to 80% and the snow level is at 31 so the snow is starting to melt pretty quickly. He said we are able to capture what goes into the lakes but down below we are not able to put it in our PI system. He also stated the Streets department will be replacing the drive approach at Dalton's and noted they will not have access through there for at least a week while it is completed. The owners will be notified. The Development Services department has a few developments that are close to being approved.

Golf Pro Tracy Zobell reported the Parks department is working on cleanup of the Parks. The Cemetery has had 30 burials since the first of the year which has kept them very busy. The Golf Course should be opening the front nine within the next week or two.

Chief Brad Bishop reported on the statistics for February. Councilmember Hulet thanked the police department for the graffiti clean-up efforts. Chief Bishop reported they have had to wait for some special paint so it took a little longer but they are working with Steve and Mickey getting it all cleaned up. He reported they don't have any leads on those cases yet but are hopeful they will find them.

Recreation Director Karl Teemant reported that they had a shooting competition and awarded champions for each age group. They had about 120 kids participate. He stated they have submitted a grant to the US tennis association and are hopeful they will be able to get some new equipment. He also reported they are opening an open gym at Mount Nebo Jr High. He also mentioned they are starting a

pickle ball program which will be Friday nights. Councilmember Phillips asked about the Damage of the soccer balls. Karl reported they have nets behind the goals and currently the fields are not ready to be played on. He stated a few years there were some youth that purposely kicked the balls into their yard and in that case they worked with the Police Department to have someone monitor the area. Karl stated he would follow up with the complaint.

City Manager Tuckett reported staff is in the middle of helping Springlake Elementary with their Dr. Seuss week. Staff members have been going up to the school and reading to the classes for a half hour. This should be completed by Thursday. Dave reported Mr. Haskell came in a couple of weeks ago about annexing into Payson or Elk Ridge. He stated staff has met with Elk Ridge and the Allred family; they will give us some input before we meet with Elk Ridge again. Dave also reported staff has also met with Guy Larsen regarding development on his property. Staff needs to finish up the plans in the area before development can occur.

Planner Jill Spencer reported the city has 5 parks on the parks master plan that haven't been officially named. The parks committee has reached out to the elementary schools to help name these parks. A rock monument will be placed with the new names.

Youth City Council Mayor McKenna Charles thanked the council for their support in passing the e-cigarette park ordinance. She also reported they are working on having a town meeting regarding underage drinking. April 30th will be a take back event at Payson Market from 10:00 am to 2:00 pm.

Councilmember Hardy reported the Chamber had a nice installation banquet. He also reported the new Chamber President is Rory Adams.

Councilmember Welton reported that the Abbott family appreciated the way the police department handled a sensitive situation involving their family. He expressed his appreciation for the professionalism of our Police and Emergency Services.

Councilmember Carter stated she was saddened about the news of Mr. Abbott but is happy to know that the situation was dealt with in a professional manner.

Councilmember Hulet would like to get the word out about the upcoming 5th Wednesday council meeting. He would like that meeting to be a good event.

Councilmember Phillips stated he is ok with the forum setup for that 5th Wednesday council meeting for that meeting as long as it is discussion only. He reported the streets department has been out patching the roads and if anyone knows about pot holes to call Debbie Bushnell. Councilmember Phillips reported the Hospital needs to get back with us regarding the road near the hospital. He also stated the crews are cleaning out the retention basin south of the hospital and it looks really good. He stated he was contacted by Randy Bartholomew regarding the road that was constructed for the sewer repair on Ridge lane. The dirt was pushed down too far and is causing problems with his fence. Councilmember Phillips also reported the developers need to be reminded that they need to cover the trucks going to the landfill. This needs to be enforced. Councilmember Phillips said it's really bad right now. He said that developers should know better.

Mayor Moore reiterated that the chamber banquet was really good. The Citizen of the year was Denise Windley and Santaquin's was Bart Olsen.

SCOUT ATTENDANCE CERTIFICATES

Councilmember Carter presented attendance certificates to scouts in attendance. Scouts in attendance were Josh Taylor, Jordan Taylor, Xavier Estes, Steven Davies, Jace Nixon, Brenden Callahan, Garrett Holt, Mason Perkins, Seth Jones, Samuel Lopez-Rivera,

MAYORS YOUTH RECOGNITION AWARD.

Youth City Council Mayor, McKenna Charles presented Shawnie Anderson from Mt. Nebo Junior High and Alex Fuentes, Payson High School the Youth Recognition awards.

CHAMBER BUSINESS OF THE MONTH – Lou Brown reported on the Chamber Installation banquet and said the next event will be the Easter egg hunt on March 26th. He presented Payson Total Fitness with the Business of the Month.

City Manager Tuckett introduced Melanie Marsh as the new Human Resource Manager. She expressed her appreciation for the opportunity to work for Payson.

ULGT – PRESENTATION OF TAP AWARD

MOTION by Councilmember Hardy to table the item. Seconded by Councilmember Welton. Motion carries

PUBLIC HEARING – Conditional Use: Heritage Village Assisted Living Center

Motion by Councilmember Carter to open the public hearing. Seconded by Councilmember Welton
Motion Carries.

Planner Spencer presented information from the following staff report.

INSERT STAFF REPORT

Councilmember Hardy disclosed that he has current business dealings with the current owner of the land. Councilmember Hulet also disclosed his involvement with the owner.

Mr. Chris Hermanson one of the owners of the project, stated it feels like it is a good opportunity and location for a facility. He stated there are a lot of small facilities in the area and most facilities are full. He stated there is a need for more facilities in the area.

Mrs. Elaine Hymas stated she moved to her home because of the location of the home. They liked the easy entrance to the freeway, the shopping and the quiet 55+ community. She doesn't believe that this facility will negatively impact her home. She feels that this will be an asset to the area. She feels that there is a need for more facilities and have found they are usually full. She would rather this business than other businesses.

Planner Spencer read two emails
Email from Richard and Marilyn Soto

*“We will not be able to be at the public hearing but wanted our voice heard. We are in favor of the construction of the assisted living facility and believe it will be important because of the aging of our community.
Richard and Marilyn Soto”*

Email from K&J Morton

“We (as a household) are in favor of having the assisted living facility nearby. While we do not require such a service at this time, in the future it may become necessary for one or both of us. In looking at other facilities in the area, a brand new one would be preferable to the facilities currently in operation, and would be more convenient for visiting spouses and family members. Thank you.”

Tracy Zobell stated the closest place they could get their family member was a place up in Orem. He said everything else was full and thinks this would be great for Payson.

MOTION by Councilmember Hulet to close the public hearing. Seconded by Councilmember Welton. Motion Carries

Councilmember Hulet stated this is a good transition for the area. Councilmember Hardy felt the same way.

MOTION by Councilmember Phillips to approve the conditional use permit as presented subject to staff conditions. Seconded by Councilmember Hardy. Motion carries.

REVIEW AND DECISION REGARDING ZONE CHANGE FOR HERITAGE VILLAGE ASSISTED LIVING CENTER

MOTION by Councilmember Phillips to approve the zone change from the S-1 to the PO-1 zone based on findings that it is compatible with the surrounding area. Seconded by Councilmember Carter. Motion carries.

PAYSON STORAGE – UTILITY EXTENSION AGREEMENT

City Attorney Mark Sorenson stated that this agreement is a tool that a developer can use to re-coop some of the cost of extending the utility lines.

Councilmember Hulet asked if it would be better to assign those costs at the beginning rather than trying to do it down the road.

City Attorney Sorenson stated he anticipates the developer would put those improvements in, and then we would attach the actual costs as attachment to the agreement.

Councilmember Welton asked if the reimbursement be based on inflation or actual costs.

City Attorney Sorenson stated it would be based on the actual cost.

Councilmember Hardy asked what cities agreements we looked at. City Attorney Sorenson stated we looked at Orem, Provo.

Councilmember Hardy asked if we have talked to them about it and if it encouraged development. He stated he didn't ask if it encouraged development but they did say that these agreements are hard to track.

Councilmember Welton said his concern is that we can't track it.

City Engineer Jockumsen stated his department is getting some new software that will be able to track it.

Councilmember Hulet asked if we have to change the ordinance to do this. City Attorney Sorenson stated we would bring back the ordinance and would hopefully be something that staff could administrate unless there was something rare in the agreement. He also stated he is just looking for direction as to if they would like to incorporate this type of agreement.

City Manager Tuckett stated he thinks it's a good tool. One that was used about fifteen years ago, having a program that will track it will be helpful. The thing he isn't sure about is the time limit, it can't be open ended.

Councilmember Welton stated he wouldn't like to go over 10 years unless it is a large development.

Consensus was for staff to move forward in using this tool.

REVIEW OF SEWER SYSTEM OPTIONS OF WASATCH MENTAL HEALTH

Planner Spencer gave a quick introduction of the project. She stated the sewer would need to be lifted and they have various options. Staff suggested that we look into sizing the lift station in a way that it could be used for other development.

Councilmember Phillips declared a conflict as he was the previous owner and currently owns the land to the north.

Mr. David Peterson, Engineer with Excel Engineering has done some work on a possible lift station. He stated Wasatch Mental needs a lift station and is prepared to put in a lift station that would fit their needs. He stated that there is 48 acres that could flow in to the lift station and they would like to know if the City would like to participate in upsizing the lift station to accommodate surrounding properties. He stated the cost of the lift station to accommodate the additional acreage is about three times more but has better pumps and can handle more flow.

Mayor Moore mentioned that we have problems with the smaller lift stations that we currently have. Engineer Jockumsen stated the bigger ones would be better; they have larger pumps, and don't clog as easy.

Councilmember Hulet asked what the engineer prefers. He stated the smaller ones are reliable systems but would prefer a larger system as they are easier to maintain.

Mayor stated it would be better to go with a bigger one so that we can pick up the parcels in the area.

Councilmember Hulet asked if we have money in our sewer fund.

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City Manager Tuckett stated he would have to talk with the Finance Director to see if there is money in the fund balance, or go to the property owners to see if they would participate.

Planner Spencer stated they would also look at the older community to see if they would like to participate.

Councilmember Hulet was worried about the time frame.

Councilmember Welton stated we need to do it once and do it right.

Councilmember Phillips stated that in order for Payson to grow we need to do these things but doesn't want to see the city foot the bill.

Councilmember Hulet would like to see something come back to City Council in two weeks with a budget amendment. He would like to have it move it along quickly.

Discussion was held regarding the lift station.

Consensus was to move forward quickly and to make sure Jeff gets his input in.

REVIEW AND APPROVAL OF PAVILION IN PAYSON CANYON KIWANIS PARK

Park Superintendent Mark Hyland presented the location option for the proposed pavilion at the Payson Canyon Park and the reason they chose that location. He also reported the forest service donated a really nice fire pit and the Kiwanis Club have donated some money for tables.

Mark stated this park is our busiest park but we have the smallest amount of vandalism in this park.

Councilmember Hulet stated he believes it's a great idea but asked if it was budgeted.

Mark stated it was.

MOTION by Councilmember Hardy to approve the Payson Canyon Kiwanis Park pavilion as presented. Seconded by Councilmember Hulet. Motion carries.

Burtis Bills suggested that the name needs to be "Beer Can Flats".

WRP SCHEDULING APPENDIX

Power Superintendent Ron Crump stated this is the same thing we did a couple months ago but the UAMPS budget starts in April. This appendix will need to be renewed yearly.

MOTION by Councilmember Hardy approving resolution 03022016 authorizing the resolution of the pooling appendix. Seconded by Councilmember Welton. Motion carries. Roll call, All votes Aye none voting Nay. Motion Carries

FINDINGS OF POWER PLANT STUDY

Kevin Garlick presented information from the recent Power Plant study.

INSERT PRESENTATION

Councilmember Hulet complemented Ron for doing such a good job maintaining the power plant.

Councilmember Hulet asked if Mr. Garlick's opinion is that it is worth keeping it open. Mr. Garlick stated the biggest labor cost associated with the plant is the dispatching.

Mr. Garlick stated the plant still has value.

Discussion was held regarding the power plant.

DISCUSSION REGARDING SEWER TREATMENT UPGRADE

City Manager Tuckett and Engineer Jockumsen presented information from the sewer information in the packet.

Engineer Jockumsen stated that if we were to build a joint plant with Salem, Payson's total cost would be 50.56 million. The total joint plan is 70 million and we are three quarters of it. He said that Elk Ridge is about 20 %.

Engineer Jockumsen stated staff didn't feel like it was worth joining with Salem on a new plant.

Councilmember Phillips commented that we can put in a lot of lift stations for that price.

Councilmember Hulet asked what it would cost to upgrade ours. Informally we have been told it is 12-14 million.

City Manager Tuckett stated he talked with Brad Rasmussen with aqua engineering. If Salem comes over to ours we could handle it for 20+ years. If they don't come then we have lots of room.

Councilmember Phillips stated that we need to look out for our residents

City Manager Tuckett stated that we need to move forward planning the worst case scenario for the Ammonia.

Consensus of the Council was that we are not in favor of building a new plant. If Salem wants to buy into our plant we could move forward with that but Scott Phillips said it needs to be at an appropriate cost.

MOTION by Councilmember Carter. Seconded by Councilmember Phillips to adjourn to closed session. Adjourned at 9:05 pm

Motion by Councilmember Hardy to adjourn.
Meeting adjourned at 9:15 pm